



**PLANNING COMMISSION**  
**City of Hampton, Virginia**

**CHAIR:** Gaynette LaRue

**VICE-CHAIR:** Thomas Southall

**COMMISSIONERS:** Mary Bunting, Carlton Campbell, Andre McCloud, Chris Snead, Gregory Williams

**WORK SESSION**

**April 3, 2014 @ 3:00 PM – Lawson Conference Room**

- I. **Questions about agenda items**

**MEETING AGENDA**

**April 3, 2014 @ 3:30 PM – City Council Chambers**

- I. **Call to Order**

- II. **Roll Call**

- III. **Minutes of the March 6, 2014 Planning Commission Meeting**

- IV. **Public Hearing Items**

- A. **Rezoning Application No. 14-00001:** by Jonathan L. Yates to rezone 13.9± acres at 57 Tide Mill Lane [LRSN 7001624] from One Family Residence (R-15) District with proffers to One Family Residence (R-11) District without proffers. Proffers on the site from a prior rezoning restrict use of the parcel to a tree farm operation and single family residential development meeting R-11 standards. Approval of this application will permit all uses in R-11, including a communications tower subject to an approved use permit. The Hampton Community Plan (2006, as amended) recommends Rural Density Residential use for this area. This application accompanies UP14-00001 and UP14-00002. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Alison Alexander, 757-728-5238 or [aalexander@hampton.gov](mailto:aalexander@hampton.gov).
- B. **Use Permit Application No. 14-00001:** by Jonathan L. Yates to operate a tree farm/nursery at 57 Tide Mill Lane [LRSN 7001624]. The property is currently zoned One Family Residence (R-15) District with proffered conditions permitting a tree farm. This application accompanies RZ 14-00001, which would rezone the property listed above from R-15 with proffered conditions to R-11 without proffered conditions, which would permit a tree farm/nursery subject to securing a use permit. Approval of this application would permit the existing tree farm/nursery to remain in operation. The Hampton Community Plan (2006, as amended) recommends Rural Density Residential use for this area. This application also accompanies UP14-00002. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Alison Alexander, 757-728-5238 or [aalexander@hampton.gov](mailto:aalexander@hampton.gov).

- C. **Use Permit Application No. 14-00002:** by Jonathan L. Yates to construct a communications tower at 57 Tide Mill Lane [LRSN 7001624]. The property is zoned One Family Residence (R-15) District with proffered conditions restricting use of the parcel to a tree farm operation and single family residential development meeting R-11 standards. This application accompanies RZ 14-00001, which would rezone the property listed above from R-15 with proffered conditions to R-11 without proffered conditions, which would permit the construction of a communications tower subject to securing a use permit. The Hampton Community Plan (2006, as amended) recommends Rural Density Residential use for this area. This application also accompanies UP14-00001. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Alison Alexander, 757-728-5238 or [aalexander@hampton.gov](mailto:aalexander@hampton.gov).
- D. **Use Permit Application No. 14-00004:** by Sovonia Golden to operate a day care 3 at 3311 Kecoughtan Drive [LRSN 13002647]. The property is zoned One Family Residence (R-13) District, which permits a day care 3 subject to securing a use permit. The applicant is requesting permission to operate the day care for approximately 49 children. The Hampton Community Plan (2006, as amended) recommends Public/Semi-public use for this area. This item was deferred by the Planning Commission at its March 6, 2014 meeting and is being concurrently advertised for a public hearing at the April 9, 2014 City Council meeting. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall, 22 Lincoln Street, or from Alison Alexander, 757-728-5238 or [aalexander@hampton.gov](mailto:aalexander@hampton.gov).
- E. **Use Permit Application No. 14-00005:** by Goodwill Industries of Central Virginia, Inc. for a school at 1911 Saville Row [LRSN 7001205]. The property is zoned Limited Commercial (C-2) District and is in the Special Public Interest – Coliseum Central (SPI-CC) overlay district, which allow for the operation of a school subject to approval of a use permit. The applicant is proposing to lease the property to Thomas Nelson Community College (TNCC) for use as part of TNCC's Workforce Development vocational training program. The Hampton Community Plan (2006, as amended) recommends mixed-use for this property and in the surrounding area. The *Coliseum Central Master Plan* (2004, as amended) recommends mixed-use consisting of community- and- neighborhood-serving retail, and medium-density housing. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Matt Smith, 757-727-6077 or [mssmith@hampton.gov](mailto:mssmith@hampton.gov).
- F. **Use Permit Application No. 14-00006:** by Lutheran Family Services of Virginia, Inc. for a school at 130 Research Dr. [LRSN 13000452]. The property is zoned Limited Manufacturing (M-1) District, which permits the operation of a school subject to approval of a use permit. The property is also located within the Special Public Interest – Magruder Visual Corridor (SPI-MVC) overlay district, and the Air Installations Compatible Use Zone (AICUZ) 70 – 75 dB noise contour. Approval of this application would permit an educational program for adults with intellectual and developmental disabilities on the property. The Hampton Community Plan (2006, as amended) recommends business and industrial use for this property and in the surrounding area. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Matt Smith, 757-727-6077 or [mssmith@hampton.gov](mailto:mssmith@hampton.gov).

V. **Community Development Director's Report**

A. **CIP Update**

- B. Update on Master Plan Implementation**
- C. Youth Planner Report**

**VI. Items by the Public**

**VII. Matters by the Commission**

**VIII. Adjournment**

**Protocol for Public Input at Planning Commission Meetings:**

Hampton Planning Commission meetings are open to the public. The public is invited to attend meetings and to observe the work and deliberations of the Planning Commission. The public may also address the Planning Commission on public hearing items by signing up to speak. Public hearing sign-up sheets will be available until the specific item is reached during the course of the meeting. Speakers will be recognized in the order in which they sign up and are asked to state their name and address, to limit their comments to 3 minutes, and to avoid repeating comments made by previous speakers.

***As a courtesy to others during the meeting,  
please turn off cellular telephones or set them to vibrate.***

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